016.A	0006	0063.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	900,500	/	900,500
USE VALUE:	900,500	/	900,500
ASSESSED:	900,500	/	900,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61	-63	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #: 63

Owner 1:	LINDHOLM JEFFREY C & AKIKO S
Owner 2:	TRS/ AKIKO SADAHIRO LINDHOLM T
Owner 3:	JEFFERY CARL LINDHOLM TRUST
Street 1:	63 DOROTHY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LINDHOLM JEFFREY C & AKIKO S -
Owner 2:	-
Street 1:	63 DOROTHY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Wood Shingle Exterior and 2823 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	900,500			900,500
Total Card	0.000	900,500			900,500
Total Parcel	0.000	900,500			900,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.99 | /Parcel: 318.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	316082
GIS Ref	
GIS Ref	
Insp Date	07/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 016.A-0006-0063.0

!16068!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	884,400	0	.		884,400	884,400	Year End Roll	12/18/2019
2019	102	FV	860,900	0	.		860,900	860,900	Year End Roll	1/3/2019
2018	102	FV	782,800	0	.		782,800	782,800	Year End Roll	12/20/2017
2017	102	FV	701,500	0	.		701,500	701,500	Year End Roll	1/3/2017
2016	102	FV	703,200	0	.		703,200	703,200	Year End	1/4/2016

PRINT

Date	Time
12/11/20	05:42:56

LAST REV

Date	Time
07/26/18	17:53:44

danam

USER DEFINED

Prior Id # 1:	11828
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16068

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINDHOLM JEFFRE	71109-410	1	6/5/2018	Convenience	99	No	No		
SERABIAN DAVID	63599-58		5/12/2014		750,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2015	3	Solar Pa	35,960					Installation of 24

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann
5/19/2015	Permit Insp	PC	PHIL C
1/7/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7313																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.5	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.71253985
Const Adj.:	0.98010004
Adj $ / SQ:	171.098
Other Features:	68488
Grade Factor:	1.21
NBHD Inf:	1.37000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	914219
Depreciation:	13713
Depreciated Total:	900506

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	283.63
Special Features:	0	Val/Su Net:	318.99
Final Total:	900500	Val/Su SzAd	318.99

SKETCH

UnSketched SubAreas:
GLA: 2823,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,823	171.100	483,010

Net Sketched Area:	2,823			Total:	483,010
Size Ad	2823	Gross Are	2823	FinArea	2823

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.A-0006-0063.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	